

37

OTAGO STREET

GLASGOW · G12 8JJ

**REFURBISHED STUDIO SPACE
IN THE HEART OF GLASGOW'S
VIBRANT WEST END DISTRICT**

**3RD FLOOR - 2,330 SQ. FT.
2ND FLOOR - 2,294 SQ. FT.**



DESCRIPTION

37 Otago Street offers unique, self-contained office/studio space in a prominent location in Glasgow's West End.

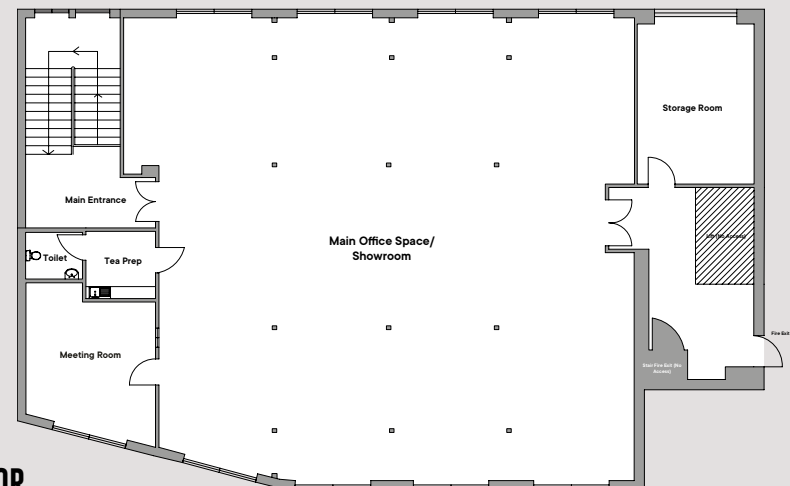
The suites benefit from excellent levels of natural daylight and attractive views overlooking Great Western Road and the River Kelvin.

They have recently been refurbished to offer a mixture of contemporary and traditional features and benefit from the following specification;

- Open plan
- LED lighting
- Plaster ceiling
- Traditional wooden flooring
- Exposed brick work
- Electric heating
- Perimeter trunking
- Tea prep facility
- Demised WCs

ACCOMMODATION

3rd floor	2,330 sq. ft.	Rent £18 per sq. ft.
2nd floor	2,294 sq. ft.	



THIRD FLOOR

LOCATION

The property is prominently positioned just off Great Western Road in Glasgow's West End with an abundance of local cafés, restaurants and shops in the immediate surrounds, including;

- | | |
|-------------------------------|--------------------------|
| A Perch & Roast Coffee | H Cook |
| B Paesano Pizza | I Te Seba |
| C Cottonrake Bakery | J Papercup Coffee |
| D Roots & Fruits Café | K The Bell |
| E La Lanterna | L La Gomme Bakery |
| F Inn Deep | M Urban West |
| G Co-Op | N Kothel |
| | O Casa |

Otago Street is also a short walk from Byres Road, where there are a variety of shops, popular restaurants and lively bars.

The property is also well connected by public transport links with Kelvinbridge Subway Station a couple of minutes' walk from the property and numerous bus routes which run along Great Western Road.



SERVICE CHARGE

The tenant will be required to pay a proportion of the buildings operating costs. Further details of the current service charge are available on request.

BUSINESS RATES

The tenant will be responsible for all Local Authority Rates and Charges

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

VIEWING

For further information, please contact the joint letting agents:

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LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

EPC

A copy of the EPC and Recommendation Report can be provided upon request.

Disclaimer: JLL and Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.



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